

Local Market Update – July 2020

A Research Tool Provided by California Regional Multiple Listing Service, Inc



Orange County

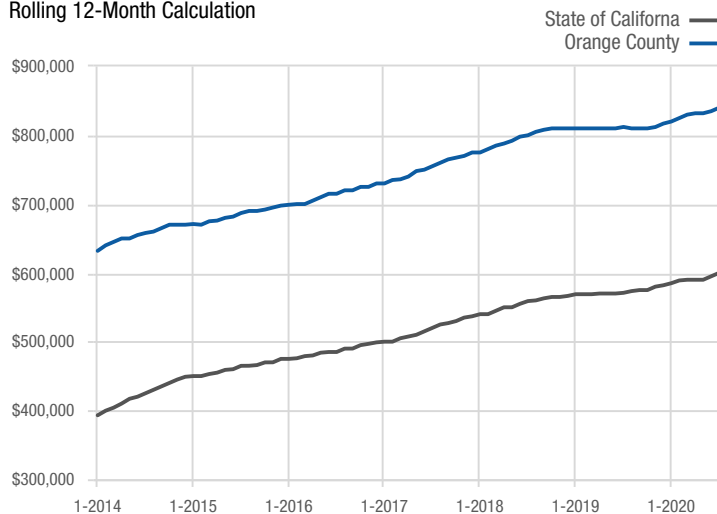
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
Key Metrics						
New Listings	2,432	2,444	+ 0.5%	16,673	13,620	- 18.3%
Pending Sales	1,776	1,505	- 15.3%	11,476	9,588	- 16.5%
Closed Sales	1,882	1,941	+ 3.1%	10,504	9,236	- 12.1%
Days on Market Until Sale	43	38	- 11.6%	47	41	- 12.8%
Median Sales Price*	\$832,250	\$875,000	+ 5.1%	\$819,500	\$860,000	+ 4.9%
Average Sales Price*	\$1,099,552	\$1,178,733	+ 7.2%	\$1,080,509	\$1,144,180	+ 5.9%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	5,907	4,007	- 32.2%	—	—	—
Months Supply of Inventory	4.0	2.8	- 30.0%	—	—	—

Townhouse/Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
Key Metrics						
New Listings	1,345	1,401	+ 4.2%	9,054	7,798	- 13.9%
Pending Sales	996	805	- 19.2%	6,441	5,511	- 14.4%
Closed Sales	979	1,061	+ 8.4%	5,884	5,263	- 10.6%
Days on Market Until Sale	43	38	- 11.6%	47	40	- 14.9%
Median Sales Price*	\$495,000	\$530,000	+ 7.1%	\$490,000	\$525,000	+ 7.1%
Average Sales Price*	\$543,113	\$573,084	+ 5.5%	\$552,805	\$578,824	+ 4.7%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	2,943	2,299	- 21.9%	—	—	—
Months Supply of Inventory	3.5	2.8	- 20.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

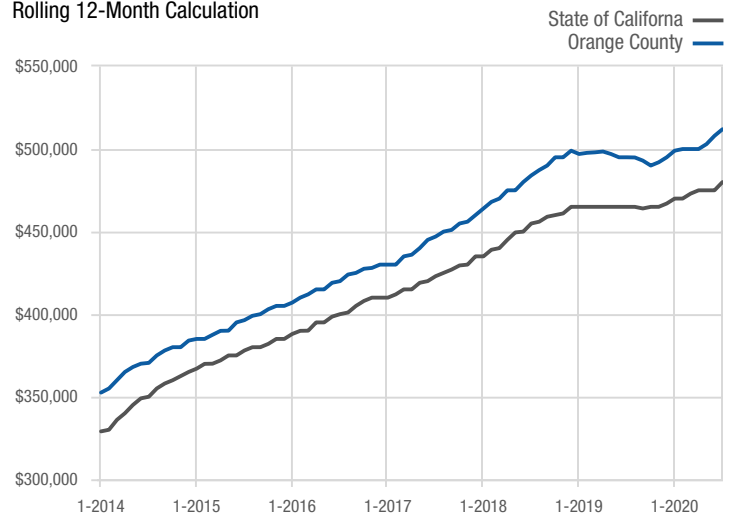
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.